

ARTICLE XVI

LF, LANDFILL DISTRICTS

PREAMBLE

The LF Landfill Districts are established to protect the health, safety and general welfare of the inhabitants of the City of Auburn Hills and environs by controlling landfills and developing reasonable standards. The filling of land with refuse results in the emission of noise, dirt, dust, and odors, and said operations effect permanent changes in the topographical and geological characteristics of land. Further, because of said changes, said operations create dangers and hazards by virtue of shifting earth, standing water, filtration into the underground water systems and other like considerations. In recognition of the fact that the promotion of the public health, safety and general welfare of the residents of the City of Auburn Hills and the preservation of the City resources and the prevention of nuisances and hazards require reasonable control of the operations, it is deemed necessary that said operations be regulated and permitted only in the LF Districts.

SECTION 1600. PRINCIPAL USES PERMITTED:

In the LF Landfill Districts, no building or land shall be used and no building shall be erected for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. Landfills.
2. Uses listed in the categories of Landfill as described under Section 1601, Categories of Landfill.
3. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted.
4. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as Special Land Uses.

SECTION 1601. REQUIRED CONDITIONS:

All uses shall be subject to the following conditions:

1. All requirements of Excavation and Filling of Land, Section 1819, shall be met.
2. All requirements of the City of Auburn Hills Soil Excavation and Landfill Ordinance shall be met.

SECTION 1602. CATEGORIES OF LANDFILL:

Prior to the issuance of a permit for a landfill, or prior to renewal of a permit, the petitioner shall clearly demonstrate, as required in this Ordinance and the Soil Excavation and Landfill Ordinance, that upon completion of all or part of the landfill, the property can be restored to a useful purpose in one (1) or more of the following landfill categories:

- LF1 - Residential, One Family (see Article IV)
- LF2 - Residential, Mobile Home (see Article V)
- LF3 - Residential, Multiple Family (see Article VI)
- LF4 - Office (see Article VII)
- LF5 - Business (see Article VIII and Article IX)
- LF6 - Special Purpose (see Article X)
- LF7 - Technology and Research (see Article XII)
- LF8 - Light Industrial (see Article XIII)
- LF9 - General Industrial (see Article XIV)
- LF10 - Heavy Industrial (see Article XV)
- LF11 - Recreational (see Section 1603 below)

Further, such classifications will carry a subscript to identify the type of landfill allowed using the following code:

1. H Hazardous - toxic and dangerous
2. S Sanitary - household, biologically inert or totally inert
3. BI Biologically inert - foundry sand, fly ash, and wood, and totally inert
4. TI Totally inert - asphalt, cement, and the like.

SAMPLE IS: LF11, BI which means a parcel for landfill of biologically inert material as defined above (BI) with a future land use upon completion of recreation.

SECTION 1603. LF11. RECREATIONAL LANDFILL:

The purpose of this classification is to provide for a future use of land which is filled and cannot be proven satisfactory for other LF Districts or is of such a nature where recreation is the best use. This is meant to be a broad classification allowing, but not restricted to, golf courses, parks, ski hills, and race courses, where extensive buildings are not required. A site must be fifteen (15) or more acres and building must not occupy over five (5) percent of the total land area or ten (10) percent of the buildable land area, whichever is smaller. Buildings may only be built upon land suitable and safe for building and data to satisfy this requirement must be submitted and approved by the City Engineer in accordance with the City site improvement ordinance, prior to site plan submittal and consideration.

SECTION 1604. AREA AND BULK REQUIREMENTS (LF1 through LF10): Depending upon the LF1 through LF10 District described under Categories of Landfill above, the requirements of all other applicable sections of this Ordinance, and other City Ordinances, shall apply, depending on the LF District described. Area and bulk requirements of Article X SP Special Purpose Districts, shall be used for LF11.

SECTION 1605. REZONING Of LANDFILLS:

Once property has been zoned under an LF District, it must remain so zoned but may be zoned to another LF classification upon suitable engineering and scientific review and recommendation.

SECTION 1606. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills:

1. In the LF1, LF2, LF3, LF4, LF5, LF6, LF7, and LF11 Districts: Utility and public service facilities and uses (without storage yards) such as gas regulator stations and electrical substations.